Karen Johnson Davidson County
Batch# 1400307 DEEDQC
04/01/2026 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260401-0026122

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-0711** **FTEC File No. 38802**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 30th day of March, 2026. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Hungerford Trust 1125 Chickering Park Drive Nashville, TN 37215	Pinnacle Bank 21 Platform Way S., Suite 2300 Nashville, TN 37203	Map and Parcel No.: 144 06 0 014.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Joseph Hungerford Matthews, unmarried man (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto Hungerford Trust u/a/d March 10, 2026, its successors and assigns, all of his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 9, Section Two, Chickering Park, according to survey and plat of same appearing of record in Plat Book 2663, Page 73, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property to Joseph Hungerford Matthew, unmarried man by Warranty Deed from Bravo Residential Funding Trust 2024-NQM7 for Citibank, N.A., not in its individual capacity but solely as owner trust of record in Instrument # 202604010026120, Register's Office for Davidson County, Tennessee.

This is improved property known as 1125 Chickering Park Drive, Nashville, TN 37215

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of March, 2026.

GRANTOR:

Joseph Hungerford Matthews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Joseph Hungerford Matthews, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of March, 2026.

Notary Public

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

My Commission Expires: 7/2/29

Tennessee Certification of Electronic Document

I, George Mudter, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/30/26 (date of document).

Affiant Signature

3/31/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

